



Town of Halfmoon Planning Board Agenda

June 22, 2015 – 7:00 pm

DECISIONS

Planning Board Workshop – Open to the Public – Conference Room – 6:00 pm

Minutes – June 8, 2015 - APPROVED

Public Hearing:

Falcon Trace PDD Subdivision Lot #4, Route 236 - Minor Subdivision (15.053)

APPROVED. A Public Hearing was held and the Board approved the two lot commercial subdivision in the Falcon Trace PDD with a condition that the terms of the previously-approved site plan remain in effect.

MMH Enterprise LLC, Firehouse Road - Minor Subdivision & Special Use Permit (14.148)

PUBLIC HEARING HELD & TABLED AT THE REQUEST OF THE APPLICANT. The applicant presented a revised plan reducing the number of lots/duplexes from three to two and comments were received from the public. The applicant requested the item be tabled until the July 13, 2015 meeting in order to allow time to stake the property and the proposed driveway, pursuant to the request of the neighbors.

New Business:

Senet Antenna, 13 Solar Drive- Addition to Site Plan (15.068)

APPROVED. The Board approved the request to install new telecommunications equipment on the existing tower and within the existing ground-equipment area. The equipment will allow fuel and propane companies to remotely monitor fuel levels of customers.

Senet Antenna, Clamsteam Road- Addition to Site Plan (15.067)

APPROVED. The Board approved the request to install new telecommunications equipment on the existing tower and within the existing ground-equipment area. The equipment will allow fuel and propane companies to remotely monitor fuel levels of customers.

Hess Retail Stations LLC, 1513 Crescent Road-Signs (15.074)

Hess Retail Stations LLC, 1583 Route 9- Signs (15.075)

Hess Retail Stations LLC, 1698 Route 9- Signs (15.076)

TABLED. The Board tabled the three Sign requests pending review by the applicant's attorney of an existing agreement between Hess and the Town related to a 60 ft. conveyance to the Town at the 1583 Rt. 9 site.

The Stereo Workshop, 215 Guideboard Road- Sign (15.080)

APPROVED. The Board approved the Sign request to install a 3 ft. x 8 ft. internally lit, wall-mounted sign to read "The Stereo Workshop".

Performance Contracting, 430 Hudson River Road- Change of Tenant/Use (15.085)

TABLED. The applicant failed to appear.

Harvest Moon Market, 1512 Route 9- Change of Tenant/Use & Signs (15.077 & 15.086)

APPROVED/ TABLED. The Board approved the Change of Tenant/Use to allow a market specializing in fresh fish, meats, produce, bread and prepared meals, with in-store seating. The Board also approved one (1) wall mounted sign and requested clarification regarding a second, free-standing monument sign.

Old Business:**D/N Excavating Site Plan, 201 Fellows Road - Addition to Site Plan (15.066)**

APPROVED. The Board approved the request to construct a 3,024 SF three-sided structure to be used for the storage of maintenance equipment and construction materials for the existing business.

Keystone Novelties Distributors Fireworks Tent, 1707 Route 9 (Shops of Halfmoon) - Signs (15.083)

APPROVED. The Board approved the Sign request to install three (3) wall-mounted signs on the tent exterior with the following conditions: (1) All exterior signs must be removed when closed for business; (2) The proposed "Open" sign must be no greater than 2 sq. feet, pursuant to Town Code; (3) All other signs must be located within the tent; and (4) The tent must be relocated to the North of the vacant pad site, as previously approved.

Princeton Heights, Princeton Street- Major Subdivision (06.185)

APPROVED. The Board granted final Major Subdivision approval for this 51 lot single-family home conventional subdivision (minimum 20,000 sq. ft. lot), with the following conditions: (1) Manchester Drive shall be used as the route for all construction-related traffic for the project; (2) The existing conditions of Manchester Drive shall be documented to the satisfaction of the Town Engineer, Town Highway Superintendent and applicant's engineer or representative prior to the start of any construction or ground-clearing or grading work involving the use of heavy machinery; and (3) the form and terms of security to be provided by the applicant to the Town to ensure the preservation of Manchester Drive shall be agreed upon by the Town Attorney prior to the issuance of the first building permit.

The Next Planning Board Meeting will be Monday July 13, 2015